

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$200,000.00 @ 6.000 = 12,000.00			
Division of commission (line 700) as follows:			
701. \$	12,000.00 to PREMIUM REALTY CASTOR, INC.		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			12,000.00
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Application Fee			
807. Assumption Fee			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ 139.98 /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or closing fee			
1102. Reimburse w/s printout	to Statewide Abstract Group, Inc		5.00
1103. COPIES OF JUDG DOCKETS	to Statewide Abstract Group, Inc		50.00
1104. Title insurance binder			
1105. Deed Preparation	to Statewide Abstract Group, Inc	70.00	
1106. Notary Fees	to Statewide Abstract Group, Inc		21.00
1107. Attorney's fees			
(Includes above items No: )			
1108. Title Insurance	to Statewide Abstract Group, Inc	1,595.00	
(Includes above items No: )			
1109. Lender's Policy			
1110. Owner's Policy	200,000.00 - 1,595.00		
1111. Fedex/Wire Fee (3)	to Statewide Abstract Group, Inc		75.00
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 256.75 ; Mortgage \$ ; Release \$		256.75	
1202. City/County tax/stamps	Deed \$ 6,556.00 ; Mortgage \$	3,278.00	3,278.00
1203. State Tax/stamps	Deed \$ 2,000.00 ; Mortgage \$	1,000.00	1,000.00
1204.	Deed \$ ; Mortgage \$		
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Reimburse City Cert	to PREMIUM REALTY GROUP		150.00
1302. w/s thru 2019- (Estimate)	to Water Revenue Bureau		1,000.00
1303. w/s service			
1304. w/s usage			
1305. Gas Bill (estimate)	to Phila Gas Works		1,000.00
1306. Conveyancing Fee	to PREMIUM REALTY GROUP		1,000.00
1307. Repairs			500.00
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		6,199.75	20,079.00

HUD CERTIFICATION OF BUYER AND SELLER  
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
ANDREW J. MORGAN

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

**A. Settlement Statement****B. Type of Loan**U.S. Department of Housing and Urban Development  
OMB Approval No. 2502-0265

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number SA-22999	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. **WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

**D. NAME OF BORROWER:** HUA LIN  
**ADDRESS:** 14037 ASH AVE 304, FLUSHING, NY 11355

**E. NAME OF SELLER:** ANDREW J. MORGAN  
**ADDRESS:** c/o mary zimmerman, 6056 N. PHILIP ST, PHILADELPHIA, PA 19120

**F. NAME OF LENDER:**  
**ADDRESS:**

**G. PROPERTY ADDRESS:** 3043 Knorr Street, Philadelphia, PA 19149  
City of Philadelphia

**H. SETTLEMENT AGENT:** Statewide Abstract Group, Inc  
**PLACE OF SETTLEMENT:** 7901 Bustleton Avenue, Suite 203, Philadelphia, PA 19152

**I. SETTLEMENT DATE:** 05/28/2021

**TitleExpress Settlement System**  
Printed 05/20/2021 at 13:29 MR

**J. SUMMARY OF BORROWER'S TRANSACTION:****K. SUMMARY OF SELLER'S TRANSACTION:**

<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>400. GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	200,000.00	401. Contract sales price	200,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	6,199.75	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes 05/28/21 to 12/31/21	1,003.25	406. City/town taxes 05/28/21 to 12/31/21	1,003.25
107. County taxes		407. County taxes	
108. School taxes		408. School taxes	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>207,203.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>201,003.25</b>
<b>200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	20,079.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff: PAYOFF 51987663	132,061.22
205.		CARRINGTON	
206.		505. Payoff: PAYOFF 52729134	35,000.00
207.		Secretary of HUD (Estimate)	
208.		507. HELD for w/s possible back bi	3,000.00
209.		Statewide Abstract Group Escro	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. School taxes		512. School taxes	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>5,000.00</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>190,140.22</b>
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	207,203.00	601. Gross amount due to seller (line 420)	201,003.25
302. Less amounts paid by/for borrower (line 220)	5,000.00	602. Less reduction amount due seller (line 520)	190,140.22
<b>303. CASH FROM BORROWER</b>	<b>202,203.00</b>	<b>603. CASH TO SELLER</b>	<b>10,863.03</b>

**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: \_\_\_\_\_) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: \_\_\_\_\_ SELLER(S) SIGNATURE(S): \_\_\_\_\_  
SELLER(S) NEW MAILING ADDRESS: \_\_\_\_\_  
SELLER(S) PHONE NUMBERS: \_\_\_\_\_ (H) \_\_\_\_\_ (W) \_\_\_\_\_